



## REPORT TO COUNTY COUNCIL

**FROM:** Paul Hicks, Acting Manager of Planning

**DATE:** November 28, 2023

**SUBJECT:** 34T-WE2301; Applicant – CJDLEngineering; Owner – Donwest Construction

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### RECOMMENDATIONS:

1. THAT the Council of the Corporation of the County of Elgin grants draft plan approval to Draft Plan of Subdivision by CJDLEngineering on behalf of Donwest Construction dated April 5, 2023; and,
2. THAT staff be directed to provide notice of this decision subject to the conditions of final approval in accordance with the requirements of the Planning Act

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### INTRODUCTION:

This report provides County Council with information required to consider granting approval to the above-noted plan of subdivision. In accordance with Section 51 of the Planning Act, the Council of the County of Elgin, as “Approval Authority,” is required to make a decision which gives approves, or refuses to give approval to, a draft plan of subdivision.

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### BACKGROUND AND DISCUSSION:

The County of Elgin is in receipt of a draft plan of subdivision application for the above noted lands in the community of West Lorne. This application would facilitate the creation of a residential subdivision composed of 10 single detached building lots serviced by a new public road, being a cul-de-sac.

The subject application proceeded through the standard application process including the preparation, review, and acceptance of a number of technical studies and reports, and the technical circulation to statutory review agencies. Multiple public meetings were subsequently held, leading to the Council of the Municipality of West Elgin endorsing the proposed plan of subdivision.

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County staff have had the opportunity to review the subject application under the requirements of the Planning Act, the Provincial Policy Statement, the County Official Plan, and the West Elgin Official Plan and are satisfied that the application meets all relevant requirements. Further, a series of conditions to the draft approval have been prepared to accompany the approval, should County Council deem it appropriate to approve, including conditions from: the Municipality of West Elgin, Bell Canada, Canada Post, Lower Thames Valley CA, and Enbridge.

The application is also supported by both staff and council at the Municipality of West Elgin.

#### **FINANCIAL IMPLICATIONS:**

There are no identified direct financial implications to the County with respect to the approval of the application.

#### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

<b>Serving Elgin</b>	<b>Growing Elgin</b>	<b>Investing in Elgin</b>
<input type="checkbox"/> Ensuring alignment of current programs and services with community need.  <input type="checkbox"/> Exploring different ways of addressing community need.  <input checked="" type="checkbox"/> Engaging with our community and other stakeholders.	<input checked="" type="checkbox"/> Planning for and facilitating commercial, industrial, residential, and agricultural growth.  <input type="checkbox"/> Fostering a healthy environment.  <input checked="" type="checkbox"/> Enhancing quality of place.	<input checked="" type="checkbox"/> Ensuring we have the necessary tools, resources, and infrastructure to deliver programs and services now and in the future.  <input type="checkbox"/> Delivering mandated programs and services efficiently and effectively.

#### **Additional Comments:**

#### **LOCAL MUNICIPAL PARTNER IMPACT:**

This plan will directly impact the Municipality of West Elgin

#### **COMMUNICATION REQUIREMENTS:**

Notice of the decision will be sent out to all parties that requested notification, to the local municipality, and to any other person / body prescribed under the Planning Act.



## CONCLUSION:

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Based on the above analysis it is recommended that County Council provide draft plan approval to the subject application along with the associated conditions, as the application:

- Is consistent with the Provincial Policy Statement;
- Conforms to the County of Elgin, and Municipality of West Elgin Official Plans; and
- Constitute good planning and is in the public interest.

All of which is Respectfully Submitted

Approved for Submission

Paul Hicks  
Acting Manager of Planning

Don Shropshire  
Chief Administrative Officer/Clerk